



**TOWN OF SHERMAN
PLANNING & ZONING COMMISSION**
MALLORY TOWN HALL, 9 ROUTE 39 NORTH, SHERMAN, CT 06784

REGULAR MONTHLY MEETING AGENDA
MALLORY TOWN HALL
Thursday, April 9, 2026 7:00 PM

CALL TO ORDER:

PUBLIC HEARING:

- I. Application for an Amendment to the Existing Zoning Regulations- Sherman Artists Association-**
PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED
AMEND: ~~OCTOBER 31, 2025~~
ADD: May 1, 2026
AMEND- Section 610- Definitions-
ADD: **ART GALLERY-** Operated Not for Profit: An establishment operated by an organization registered with the IRS as a 501(c)(3) organization to foster community appreciation of the visual arts. The gallery may provide space for the exhibition and sale of art including fine arts and crafts, provide space for community to create art and run programs for the teaching of various arts disciplines and techniques. The gallery may conduct art openings and other events for fundraising and to promote the sale of art created by members and non-members of the organization. **Amendment Effective: May 1, 2026.**

OLD BUSINESS:

PUBLIC HEARING DELIBERATIONS:

- I. Application for an Amendment to the Existing Zoning Regulations- Sherman Artists Association-**
PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED
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NEW BUSINESS:

- 1. Application for a Special Permit-Accessory Apartment - 13 A Osborn Road- (M: 24, L: 17) Fisher, Corrie**
PURPOSE: -for a 400 sq. ft. Accessory Apartment to be constructed within the footprint of an attached 40' x 40' garage with two parking spaces, in accordance with Zoning Regulations, Section 324.1.A.2 - Accessory Apartment and submitted floor plans and in the proposed location shown on a submitted A-2 survey entitled, "As Built in Progress Showing Garage Location, Prepared for Corrie Fisher 13 A Osborn Road Sherman, CT" Prepared by: NOK Civil Engineering and Land Surveying Dated: February 12, 2026. Zone A.
- 2. Application for a Special Permit-Accessory Dwelling- 5 Crooked Furrows Road (M: 23, L: 58) Wolgast, Peter & Jennifer** **PURPOSE:** for a 840 sq. ft. Accessory Dwelling to be constructed within the second floor of a proposed 28' x 30' garage with two parking spaces, in accordance with Zoning Regulations, Section 324.1.A.1 - Accessory Dwelling as shown on submitted floor plans entitled; "Drawings Prepared For Peter & Jennifer Wolgast, First & Second floor plan for proposed Garage/ Loft House 5 Crooked Furrows, Sherman CT" Prepared by ADS Arch-Design Services. Dated and in the proposed location shown on a submitted A-2 survey entitled, "Property Survey Prepared for Peter Wolgast ET AL. # 5 Crooked Furrows Lane, Sherman, CT" Prepared by: John M. Farnsworth & Associates. Dated: February 14, 2026. Zone A.

4. **PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS, Planning & Zoning Commission of the Town of Sherman.**
- AMEND:** ~~LAST AMENDED: October 31, 2025~~ (June 26, 2026)
- ZONE A**
- AMEND:** 331.1 Permitted Principal Uses- Item *p (REMOVE)
- ADD:** 331.2 Permitted Accessory Uses-
- ADD:** **Item o. Family ~~Day~~ Child care Homes, Group ~~Day~~ Child Care Home**
(Remove the word "Day", Replace with word "Child")
- ZONE B**
- AMEND:** 332.1 Permitted Principal Uses- Item *i (REMOVE)
- ADD:** 332.2 Permitted Accessory Uses-
- ADD:** **Item n. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home**
(Remove the word "Day", Replace with word "Child")
- ZONE C**
- AMEND:** 333.1 Permitted Principal Uses- Item *o (REMOVE)
- ADD:** 333.2 Permitted Accessory Uses-
- ADD:** **Item n. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home**
(Remove the word "Day", Replace with word "Child")
- ZONE D**
- AMEND:** 334.1 Permitted Principal Uses- Item *m (REMOVE)
- ADD:** 334.2 Permitted Accessory Uses-
- ADD:** **Item d. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home**
(Remove the word "Day", Replace with word "Child")
- AMEND:** 610: **DEFINITIONS:** (Remove the word "Day", Replace with word "Child")
- AMEND:** **Child Care Center-** A family ~~day~~ child care home or group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMEND:** **Family ~~Day~~ Child Care Home-** A family ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMEND:** **Group ~~day~~ Child Care Homes-** A group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMENDMENTS EFFECTIVE: June 26, 2026**

CORRESPONDENCE:

APPROVAL OF MINUTES: P&Z Regular Monthly Meeting of March 5, 2026

LAND USE ENFORCEMENT OFFICER'S REPORT: March 2026 LUEO Report

PUBLIC COMMENT:

APPROVAL OF LEGAL BILLS:

COMMITTEE REPORTS:

CHAIRMAN REPORT: Discussion of 2026 Commission Goals

REGULATION REVIEW:

EXECUTIVE SESSION: 11 Cedar Lane litigation and other future litigation

ADJOURNMENT:

DATED AT SHERMAN, CONNECTICUT THIS 7th DAY OF APRIL, 2026
CHRISTIAN DACUNHA, CHAIR